

# Crosswind Lake Remote Recreational Cabin Site Area

## No. 1104204

Physical Characteristics	
Location	The Crosswind Lake Staking Area is located along the southern end of Crosswind Lake, 25 miles west of Glennallen and 15 miles east of Lake Louise. The area encompasses approximately 8000 gross acres within Township 6 North, Range 4 West, Copper River Meridian; and within Township 6 North, Range 5 West, Copper River Meridian.
Topo map	USGS Gulkana B-4 and B-5
Topography/ Terrain/ Major features	Typical of the Lake Louise region, Crosswind Lake’s shoreline is characterized by high bluffs, gentle slopes and low lands. Some drainage ravines cut through the bluffs to the lake. Other small lakes and ponds are scattered through the area
Access	Access is by float or ski plane to Crosswind Lake or to the other small lakes in the area. There is snowmachine access from Lake Louise and the Glenn Highway.
Roads/Trails	Snowmachine trails crisscross the region. Some have signage and are groomed. A marked winter trail originates from Lake Louise and goes to Crosswind Lake along the northwest boundary of the staking area.
View	There are views of the Wrangell Mountains from the western side of the lake. The Chugach Range is visible to the south. There are numerous views of the hills and lakes of the region.
Climate	Located in the continental climate zone, extreme temperatures can range from –74 to 96 degrees F. Snowfall averages 39 inches with total precipitation of 9 inches per year.
Soils	Permafrost is located at varying depths through the area.
Vegetation	Vegetation consists of second growth stands of white spruce and scattered willow trees. Black spruce is found in the lower areas. Isolated thickets of aspen are found along the higher bluffs along the lake. The vegetation rapidly declines away from shoreline.
Water source	Ground water quality and depth is unknown. Numerous streams and lakes are in the area.
Easements and Reservations	
Title	This land is Tentatively Approved to the State of Alaska.
Area Plan, Management Unit, Classification	Copper River Area Plan Management Unit 7, Crosswind Lake Subunit 7A Classified Public Recreation/Settlement Settlement Element 5-68
Fire Management Option	The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options for this area. Stakers are urged to locate parcels in hardwood stands or near water bodies to reduce the potential for fire.
Municipal authority	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public and navigable waterbodies and easements	The three larger unnamed lakes in Section 9, the unnamed lake in Sections 16 and 21, and the large unnamed lake in section 19, Township 6 North, Range 4 West, Copper River Meridian are determined public. The unnamed lake in Section 1, Township 6 North, Range 5 West, Copper River Meridian is determined public. Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.
Setbacks and other restrictions	Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use or other uses.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

Crosswind Lake Staking Area Base Appraisal	
The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.	
In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.	
Parcel “A”	
Hypothetical Key Parcel Crosswind Lake Staking Area	Size: 5 or 10 acres Lot Type: Waterfront on Crosswind Lake Access: Snowmachine or fly-in Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
Parcel “B”	
Hypothetical Key Parcel Crosswind Lake Staking Area	Size: 5 or 10 acres Lot Type: Non-waterfront (Interior) Access: Snowmachine or fly-in Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	2/27/2003
Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.	

Conclusion of Values for Hypothetical Key Parcels			
	Size	Per/acre	Per/site (Rounded)
Parcel “A”	5.00 acres	\$2,700	\$13,500
	10.00 acres	\$2,025	\$20,300
Parcel “B”	5.00 acres	\$1,080	\$5,400
	10.00 acres	\$810	\$8,100

As a potential applicant you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to d

Some features that could increase the price of a staked parcel
- Exceptional views
- Frontage on a pond, creek or established trail
- Good building site (mostly level, well drained, low potential for flooding and erosion)
Some features that could decrease the price of a staked parcel
- Poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion)
- Very difficult access

Preliminary Estimate of Survey and Appraisal Costs
Limiting Conditions for Estimated Survey Cost
This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee’s share of the cost, prorated by acreage, will be based on the actual contract cost.
The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.
Estimated Survey Cost: \$4,000-\$5,000
Note: The survey costs will be credited toward the purchase price.
Estimated Appraisal Cost: \$500



Trail in Crosswind Lake area